

4 = Outstanding
 3 = Very Good
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EVALUATION FORM Calabasas Public Library 2049

Overall Rating

4

Ratings Summary

<i>BOND ACT CRITERIA</i>	<i>RATING</i>	
Urban and Rural		See Map
Population Growth		137%
Age and Condition	4	
Needs of residents/response of proposed project to needs	3	
Plan of service integrates appropriate technology	4	
Appropriateness of site	4	
Financial capacity (new libraries only)		yes

Non-Evaluative Comments

Calabasas is currently receiving library services from a leased facility that has a 5-year lease. According to the Bond Act Regulations (Title 5, Division 2, Chapter 3, Article 1), a leased facility is considered to be an existing library if the lease has a total duration of not less than 20 years.

Project Summary

<i>Applicant:</i>	Calabasas, City of
<i>Library Jurisdiction:</i>	Calabasas City Library
<i>Project Type/Priority:</i>	New Library/1
<i>Project Square Footage:</i>	23,332
<i>State Grant Request:</i>	\$8,197,363

EVALUATION FORM

Calabasas Public Library 2049

Age and Condition of Existing Library

RATING

4

Regulatory Basis: 20440, Appendices 1 & 3

Age Rating

4

4 = No Existing Facility

4 = 1949 or older

3 = 1950-1959

2 = 1960-1964

1 = 1965-1974

0 = 1975-2003

N/A

Structural Renovation Rating

4 = No Renovation

4 = 1954 & earlier

3 = 1955-1962

2 = 1963-1972

1 = 1973-1978

0 = 1979-2003

4 = Extremely Poor Condition

3 = Poor condition

2 = Acceptable condition

1 = Good condition

0 = Very good condition

Condition of Existing Library

1. Structural

2. Lighting

3. Energy

4. Health & Safety

5. ADA

6. Acoustical

7. Flexibility

8. Spatial Relationships

9. Site Considerations

N/A

N/A

N/A

N/A

N/A

N/A

N/A

N/A

N/A

R1	R2	R3

Rating panel comments

Library construction date: No existing Library.

Library renovation date:

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Calabasas Public Library 2049

Needs and Response to Needs

Regulatory Basis: 20440 pp. 26, 27, 60-69

RATING

3

Community Library Needs Assessment

1. Methodology & community involvement.
2. Community analysis/community agencies & organizations, service area demographics
3. Analysis of service needs/consistency with demographics
4. Service limitations for existing facility (if applicable)
5. Space needs assessment
6. Executive summary includes description of K-12 student population and their needs

N/A

R1	R2	R3
3	3	2
3	2	3
3	3	2
3	2	2
3	2	2

Library Plan of Service

7. How well project responds to needs of residents
8. How well project responds to needs of K-12 students as expressed in Needs Assessment
9. How well mission, roles, goals, objectives, service indicators are documented
10. How well types of services are documented
11. How well types of K-12 services are documented
12. How project fits into jurisdiction-wide Plan of Service

R1	R2	R3
4	4	3
4	4	3
3	2	2
3	3	2
3	3	3
3	2	2

Library Building Program

13. How well Building Program implements Plan of Service.
14. How well Building Program documents general requirements for Library Building.
15. How well spatial relationships are described.
16. How well individual spaces are sized and described.

R1	R2	R3
3	3	3
4	4	4
4	4	4
4	4	4

Conceptual Plans

17. How well net-assignable SF on plan matches Building Program
18. How well non-assignable SF on plan matches Building Program
19. How well spatial relationships on plan match Building Program

R1	R2	R3
4	4	4
4	4	4
4	4	3

Joint Use Cooperative Agreement

20. How well roles & responsibilities are defined.
21. How clearly joint library services are described.
22. Appropriateness, adequacy, reasonableness of hours of service.
23. Appropriateness, adequacy, reasonableness of staffing/volunteers.
24. How well ownership issues are resolved
25. Appropriateness, adequacy, reasonableness of sources & uses of funding
26. Appropriateness, adequacy, reasonableness of review & modification process
27. How well agreement demonstrates a workable, mutually beneficial long-term partnership.

R1	R2	R3
2	1	1
3	2	2
3	3	4
2	1	1
3	3	3
2	2	2
4	3	3
2	2	2

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Rating Panel Comments

R1:

Needs Assessment:

The needs assessment process included three assessments that are tested and built on each other. The needs assessment methodologies included a variety of input mechanisms that resulted in broad representation. Analysis of the community left the reviewer with an understanding of the community. Service needs were somewhat general, but they were a logical outgrowth of the needs assessment.

Plan of Service:

Use of a planning process that involved the community in establishing goals, objectives and service priorities resulted in a responsive plan of service.

Joint Use Agreement:

Both parties will provide staffing for the homework center and will share costs for online services. The school, while contributing to the joint venture services, appears to receive more benefit from the arrangement. This appears to be the city's way of compensating for the lack of after-school hours at the school libraries.

Building Program:

Exceptionally well done and very detailed general requirements section in the building program.

Spatial relationships are exceptionally well detailed with the possible exception of some minor inconsistencies in the relationships in the Children's Library and Reference Services division. A graphic spatial diagram would have been helpful as well as the narrative descriptions.

Individualized spaces are extremely well documented and appear to be appropriately sized.

Conceptual Plans:

Optimal match between both net-assignable and non-assignable space (at 25% each) in the building program and the conceptual plans.

The conceptual plans appear to meet most all of the critical spatial relationships called for in the building program, with the following minor exceptions:

The Children's Technology Center and Children's Reference Collection is not adjacent to the Children's Desk, although fairly close in both cases.

The Children's Entrance does not appear to be adjacent to the Children's Technology Center, although fairly close.

The Reference Desk is not adjacent to the Technology Center, although fairly close by.

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R2:

Needs Assessment:

Their 2000 needs assessment, with the 2003 follow-up used varied methodologies, reaching much of the user group. Am less certain about how well the current non-user groups were reached, based on the data provided. The supporting documentation regarding the needs assessments and their results was very good. They did a reasonable job of documenting their community, though it was a much more limited discussion of governmental agencies and schools. There was also not much of a connection made between the community characteristics and potential library issues. The discussion of service needs would have been excellent with more stated connection between the statements of what "should be done" and the NA results and demographics; some of this was done but most often not. For the space needs assessment, it would have been better (although this is adequate) to have at least some summary information provided here. The executive summary was more of an introduction than an overall summary of the effort. It also included very little of substance on the K-12 population and needs.

Plan of Service:

The project seems very responsive to the stated needs as shown in the results of the needs assessment. The goals and objectives, however, were not user-centered but library-centered, and the objectives, while they were responsive to the defined needs, were not measurable, which objectives are supposed to be. Between the actions described in the goals section and the test in the types of services section, these were extremely clear. The jurisdiction-wide fit section was missing, but this is a single library jurisdiction, so the connection is clear enough in the rest of the text.

Joint Use Agreement:

It is very unclear from the data provided which parties bear what level of responsibility for the different roles defined. It is also hard to tell what active roles will be provided by any of the staffing defined. There is a reasonable review process and timeline provided. It probably can result in a long-term partnership, but it is very hard to tell from the data provided.

Building Program:

The Building Program is outstanding in describing the general requirements, spatial relationships between the individual spaces, and descriptions of the individual spaces. There are only a few discrepancies that can be resolved in the schematic design phase. It would help communicate with the architect more clearly to include a bubble diagram.

Conceptual Plan:

The net and non-assignable square footage is extremely well done. They are exceptional in matching the Building Program within reason. The spatial relationships match the Building Program exceptionally well with only a few small discrepancies, such as, the Children's Desk should be adjacent to the Children's Reference.

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R3:

Needs Assessment:

Utilized a multi-faceted approach to gather community input (written surveys, telephone interviews, community meetings, and focus groups). Limited input from students--included a programming needs assessment with school and library staff, and educators, but no direct input from children/youth. Role for pre-schoolers was defined. Projected size of children's collection (27,652) seems small in light of circulation (26.58%).

Plan of Service:

Plan has identified 10 major goals based on findings in the needs assessment. Indicate that they planned to conduct a needs assessment for K-12 students in January 2000 but didn't see findings. Objectives include activities that have occurred (i.e., retain qualified building consultant to complete requirements for Plan of Service).

Joint Use Agreement:

Roles and responsibilities are not clearly defined. Unable to determine what duties the assigned staff will undertake. Service hours will be the same as those for the library (52 hours per week). Funding specifics are not included.

Building Program:

General requirements are very thorough and specific. Good combination of technical information and understanding of library issues.

Spatial relationships: Outstanding-- thorough and appropriate.

Room sheets: Generally very well detailed and appropriate.

Conceptual plans: Assignable square ft. and gross sq. ft. close to Program.

Spatial relationships: Generally, per program, with some discrepancies with the building program. Children's desk is not adjacent to Children's Reference collection nor to Children's Technology Ctr. Friends' sale room is outside the building. Secondary public entry is not in program.

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Calabasas Public Library 2049

Integration of Electronic Technologies

RATING

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Regulatory Basis: p.68, 20440, Appendix 4

Integration of Electronic Technologies

1. Appropriateness of electronic technologies in Plan of Service, based on Needs Assessment
2. How well the integration of electronic technologies is documented in Plan of Service
3. How well the integration of electronic technologies is documented in the Building Program

R1	R2	R3
4	4	4
4	4	4
4	4	4

Rating Panel Comments

R1:

The service plan included a well-developed technology plan, which addressed service goals, equipment needs and requirements for the new facility. The planning document indicates that technology is "an essential component of delivering excellent library service..." and illustrates this statement well.

R2:

A thoughtful, detailed, and realistic technology plan is provided that specifies carefully the details for current implementation and tries to build in needed flexibility for future technological enhancements.

R3:

An excellent job at responding to identified needs and in planning for future technologies.

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EVALUATION FORM

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Site

Regulatory Basis: p.39, 20440, Appendix 1

RATING

4

Appropriateness of Site

1. Equal access for all residents in service area.
2. Accessibility via public transit.
3. Accessibility via pedestrian and bicycle.
4. Accessibility via automobile.
5. Adequacy of automobile parking.
6. Adequacy of bicycle parking.
7. Overall parking rationale.
8. Shared parking agreement (if applicable).
9. Visibility of site & proposed library building in service area
10. How well site fits community context & planning
11. Site selection process and summary.

R1	R2	R3
3	3	3
4	3	4
4	4	4
4	4	4
4	4	3
3	4	3
3	4	3
N/A		
3	4	4
4	4	4
3	4	4

Site Description

12. Adequacy of size of site.
13. Appropriateness of site configuration
14. Appropriateness of site/surrounding area.
15. Appropriateness of site based on placement of building, parking, access roads, pathways, expansion and parking.

R1	R2	R3
4	4	4
4	4	4
4	4	4
3	3	3

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Calabasas Public Library 2049

Rating Panel Comments

Drainage issues: There is a substantial hillside just behind the proposed library, but the applicant indicated "N/A" for drainage mitigation.

Geotechnical issues: The site is located in a seismically active zone where ground shaking could occur, however this is not unlike many other southern California locations.

R1:

The proposed site is not centrally located in the library service area. The service area is a long narrow irregular shape running on an east/west axis. The site is located about 1/3 of the way into the service area coming from the east (LA) and on the extreme northern edge. This location is close to the major population area for Calabasas and the site is located in one of two commercial areas in the service area. The site will be located near the "new downtown" in a new civic center complex which will include a City Hall, retail development, office buildings, and community theater.

The proposed library site is located on Park Sorrento (2,523 vehicles/day) and one block from Calabasas Road (21,081 vehicle per day) as well as Parkway Calabasas (13,834 vehicles per day). Hwy. 101 (Ventura Freeway), which is heavily used by commuters residing in Calabasas, is 3 blocks away and the Parkway Calabasas interchange with the 101 has 17,904 vehicles per day.

There are 9 public transit stops within 1/4 mile of the site including stops for MTA, a city trolley and a commuter express called the DASH. There is a bicycle master plan and the city is currently drafting a pedestrian master plan. There are Class II bicycle lanes and routes on Calabasas Road, Parkway Calabasas, Park Sorrento, Park Centered and Park Granada. There will be 30 bicycle parkings spaces near the entry to the library, but not under shelter.

There are 80 on-site parking spaces. The application indicates that there are 630 parking spaces off-street and off-site, but within 500' of the front door, however, it appears the applicant is counting parking spaces in a parking structure that as yet has not been built. There are also 12 spaces on-street that are available to library patrons.

The library will be highly visible in the civic center and community in general. However, by being set back in from both Calabasas Road and Parkway Calabasas, the building is somewhat less visible than if it had been more prominently placed on either of these major thoroughfares.

A library consultant along with other professionals was involved with the site selection process as was the community, but the selection process appears heavily weighted towards the selection of the civic center as opposed to the library's needs (although they are frequently quite similar).

There is nothing on the plans regarding a future expansion of the building or parking, although there is discussion of parking being expanded in the future with off-site parking.

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R2:

There is no location that would make more sense for this far-flung city, with its large undeveloped center, than this one in "downtown" on the edge of the city, where commercial and civic development is centered close to freeway access. All roads lead to downtown (except those on the eastern edge, near Agoura and Lost Hills).

There is modest regional public transit, both regular at 1/4 mile distance, and paratransit. A local trolley operates close to the Library site on weekends and after school. Bike lanes and 30 bike slots make for easy bicycle use. Sidewalks are in and lead to nearby civic buildings and other destinations.

Easy auto access, directly off the freeway and Calabasas Rd. On-site dedicated parking exceeds code, and there's plenty of additional parking available. The staggered hours of the other civic functions provide complimentary parking availability, and the planning makes good sense.

The 55' roof line, on a site 4' above grade, may even be visible from the freeway - perhaps more than from the neighborhood streets.

The site is clearly an important component of a major local effort to create a viable city. The many studies in recent years since incorporation a dozen years ago all point to the need for this project, in this part of the city. The project also flows from a master plan. Citizens, officials and consultants were involved in all phases on the planning process and site selection.

The site (incl. the upper level civic offices) is over 5X footprint, and is generally rectangular, which is advantageous.

The plaza setback is a plus and a minus. It's a bit further up the path from the street than if the library were close to the curb. There are design compromises as a result of having parking on two sides (and short-term parking in front).

There is no indication where expansion would be located.

R3:

The proposed site is in the northeastern corner of the city where it is a key part of a detailed plan to create an urban core for this recently incorporated city. It affords excellent access to most of the residents but is somewhat more distant for residents of the western portion of the city. Public transit consists of both regional and municipal services available at 9 stops within 1/4 mile of the site. Class II bicycle lanes and a conspicuous effort to create a pedestrian friendly environment will encourage access by these means. Automobile access is also excellent from both Calabasas Road (to Park Center) and Parkway Calabasas (to Park Sorrento). US 101 is reached just three blocks away via Parkway Calabasas. Automobile parking is very good, with 80 spaces available on site/off street. 30 bicycle spaces are provided, though none appear to be sheltered. The library's design and placement contribute to a high degree of visibility from both of the major access routes and from the adjacent retail center. The vision for the civic center complex incorporates retail, offices, a hotel, entertainment, the library, and civic services. With the exception of the library and the civic center itself, all of these are already in place. The site and facility have been planned to serve the city at build out and no specific provisions for future expansion are shown, though the size of the site will certainly permit it.

EVALUATION FORM
Calabasas Public Library 2049

Financial Capacity

Regulatory Basis: Bond Act p. 5, Section 19998 (a) (7)

Rating Panel Comments:

Applicant has committed to the on-going operation of the completed library.